



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

**MARCH 6, 2008**

**PRESENT:** Hart, Hinkle, Martin, Maxey, Monti  
**ABSENT:** None  
**LATE:** None  
**STAFF:** Senior Planner (SP) Linder, and Senior Planner (SP) Tolentino

### REGULAR MEETING

Chairman Martin called the meeting to order at 7 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

### MINUTES:

#### FEBRUARY 7, 2008:

**BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 7, 2008 MEETING**

**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES:** HART, HINKLE, MARTIN, MAXEY, MONTI  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** NONE

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**FEBRUARY 21, 2008:**

**BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 21, 2008 MEETING**

**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES: HART, HINKLE, MARTIN, MAXEY, MONTI**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**CONSENT CALENDAR:**

- 1) **EXTENTION OF TIME, EOT-08-02 (SR-05-20): CONDIT-MORALES/HOWELL:**  
**EXTENTION OF TIME, EOT-08-02 (SR-05-20): CONDIT-MORALES/HOWELL:** A request for a one year extension of time for the site, architectural and landscape plan approval granted for a proposed 15,034 sq. ft. retail commercial building to be constructed on a 1.25 acre parcel located on the west side of Condit Rd., adjacent to the south side of the Executive Inn. (APN 817-13-020)
- 2) **EXTENSION OF TIME, EOT-08-03 (SR-06-28): MYRTLE-SMITH/MATAYA:** A request for a two year extension of time for an approved site and architectural plans for a 4,000 sq. ft. mixed use building located at 75 Myrtle Ave. (APN 817-04-046)

**BOARD MEMBERS MAXEY/MONTI MOTIONED TO APPROVE CONSENT CALENDAR.**  
**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES: HART, HINKLE, MARTIN, MAXEY, MONTI**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**PUBLIC HEARING:**

- 1) **SITE REVIEW AMENDMENT, SRA-05-12(B): COCHRANE-DINAPOLI/WACHOVIA BANK**  
**PRELIMINARY PLAN REVIEW:** A request for preliminary review of site, landscape and architectural plans for a proposed bank approximately 4,000 sf in size with a drive-up ATM window in the Cochrane Commons Shopping Center.

**THE BOARD REVIEWED THE PRELIMINARY PLANS AND CONCURRED WITH THE STAFF RECOMMENDATIONS LISTED IN THE MARCH 6 STAFF REPORT WITH THE FOLLOWING EXCEPTIONS/ADDITIONS:**

1. The number of 'ribs' added to the corner tower should be in proportion with the scale of the tower; the building does not need to have the exact number of ribs shown on the exhibit prepared by Staff.
2. The materials for the tapered columns are acceptable as proposed by the applicant.
3. The Board will consider an alternative material for the reveals other than clear aluminum as recommended by Staff.

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4. Consider shortening the overhang of the metal roof from 24" to 18" to accommodate a curved roofline.
5. Remove the notches at the top of the tower on the East and North Elevations.

2) **SITE REVIEW, SR-07-13: E. CENTRAL-URBAN HOUSING COMMUNITITES:** A request for architectural, site and landscape plan approval of a 49-unit senior housing facility on a 2.6-acre site located on E. Central Ave. west of the railroad tracks, in the Central Commercial Residential zoning district. (APN 726-23-015)

Neighboring residents, Ron Almaraz, Jerry Johnston, Beau Jacobs addressed the Board regarding the following concerns:

1. Location of the dog run.
2. Potential smell from trash enclosures.
3. Traffic increase through end of cul-de-sac.
4. Installation of signal at Central and Monterey

**BOARD MEMBERS MONTI/HART MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF THE FOLLOWING CONDITIONS:**

1. Move dog run area from north east corner of site.
2. The secondary access onto E. Central shall be made an exit only.
3. Final landscape plans shall return for approval by a subcommittee of the Board prior to the issuance of a building permit.

**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES: HART, HINKLE, MARTIN, MAXEY, MONTI**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**ANNOUNCEMENTS: None**

**ADJOURNMENT:** Board member Martin adjourned the meeting at 8:45 p.m.

**MINUTES PREPARED BY:** \_\_\_\_\_  
**Terry Linder, Meeting Coordinator**